



Unit 1 & 3, 5239 53 Avenue, Red Deer, Alberta

# Retail Space For Lease

**Blair McArthur**

Associate Vice President  
+1 403 391 0669  
blair.mcarthur@colliers.com



# Property Overview

<b>Civic Address</b>	Unit 1 & 3, 5239 53 Avenue
<b>Total Area</b>	Unit 1: ±12,512 SF Unit 3: ±5,500 SF
<b>HVAC</b>	Rooftop Units
<b>Zoning</b>	DC (28)
<b>Parking</b>	100 stalls
<b>Power</b>	400A 600V (TBV)
<b>Loading</b>	1 (12' x 16') Drive-In with interior dock
<b>Ceiling Height</b>	19' up to 26' Clear
<b>Lease Rate</b>	Market
<b>Operating Costs</b>	\$5.80 PSF (est. 2023)



## Highlights

- 100 dedicated paved parking stalls
- Fully sprinklered
- Dock loading with receiving area
- 19' clear to 26' clear to roof deck
- Excellent signage opportunities





# Exterior Photos



# Interior Photos





## Unit 1 & 3, 5239 53 Avenue, Red Deer, Alberta

### Blair McArthur

Associate Vice President  
+1 403 391 0669  
blair.mcarthur@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. CMN Calgary Inc.

